

# Legislation Committee Survey

The purpose of the WeCAN Legislation Committee is to research the common problems, issues, challenges and recommendations of HOAs in Westfield.

# Survey

- 1. What is the name of your community?**
- 2. Who can we contact for the next steps?**
- 3. Please list how many of each type is in your community.**
- 4. Please indicate your choices below. Feel free to comment on specific information in the "Other" box.**

Financial (foreclosures, bankruptcies, collections, budgetary)

Architectural (violations and enforcement for pets, yards)

Covenants/CCRs (thoroughness, consistency, understandable)

Volunteers (board, committees, etc)

Current management company

Transition from Developer to Homeowners

Vendors

City ordinances (solicitors, signs, etc)

*Other (please specify):*

- 5. What is your neighborhood's biggest headache?**

# Community Size

- Single Family
  - 15
  - 47
  - 56
  - 75
  - 79
  - 81
  - 98
  - 120
  - 157
  - 175
  - 177
  - 250
  - 768
  - 1065
- Condo/Townhome/Multifamily
  - 136
- Commercial
  - 4

# Categories

	No pblm	Some pblm	Major pblm	See future pblm	N/A
Financial	1	11	2	1	0
Architectural	1	11	2	0	1
CCR	3	8	2	1	1
Volunteers	1	7	6	0	1
Current Mgt Co	5	3	2	1	4
Transition to res.	6	1	1	0	7
Vendors	3	8	1	1	2
City	2	10	3	0	0

# Other

- Community 1
  - Architectural Request or lack of changes involving easements setbacks, etc. Home owners will by pass us and go to the city for approval or building permit with no plan submission to us (HOA). The reverse happens and they come to us and we need to insure compliance with the city. Follow up by city to HOA on project requests would be helpful. HOA requests sent to city to for plan review so city is ok with project. Both the HOA and City may need signoffs on certain requests.
- We have no official HOA in Woodside Estates
- We are still under Langston Development direction.

# Other (continued)

- Community 4
  - Lack of enforceability of pet waste and leash laws.
  - Apartment complex adjacent, traffic through neighborhood due to planning commissions poor judgment during development.
  - Absentee ownership, rental properties. No ability to prevent or limit number.
- Community 5
  - Zoning code enforcement..... Needs to be more proactive
  - Unlicensed vehicles parked (stored) on property and on the street.....not hidden.
  - Some excessive speeding on long straight local streets within the subdivision.

# Headaches

- Financial
  - collecting dues from people that owe for 2 years or more.
  - collecting homeowners dues
  - collections of Bi-annual dues.
  - collections of past due accounts
  - fee for our management company is more than half of our budget
- Architectural
  - dog waste not being picked up by homeowners
  - enforcing the architectural standards
  - pet waste pick ups,

# Headaches (continued)

- City
  - barking animals disturbing neighbors,
  - solicitors,
  - speed of traffic through our neighborhood,
  - speeding through the neighborhood.
  - speeding through!
  - trespassers using our amenities.,
  - vandalism caused (presumably) by teenagers to our pool area.
  - vandalism from youth,
- Architectural & City
  - lawn upkeep,
  - property maintenance.
  - upkeep on foreclosures and vacant homes
  - weedy and unkept yards,



# Headaches (continued)

- Covenants
  - Building without approval from our covenant committee.
  - comply with covenants.
  - Covenants problems.
  - New trash service ( dumpsters too big and being left out )
  - Very young kids, 10, 11, year-olds, driving their parents' golf carts.
- vendor
  - Finding a business to take care of our modest landscaping at the entrances

# Summary

- Issues with covenants
  - Already existing
  - Enforcement, enforcement, enforcement
    - Unenforceable articles
    - Failure to enforce
  - Vague articles
  - Missing articles
    - Financial
    - Pets
    - Yard upkeep
- Issues with city
  - Enforcement, enforcement, enforcement
    - Ordinances
    - speeding

# Next Steps

1. One more try for responses
2. 2 weeks set up meeting with committee to determine next steps
  - a. develop recommendations or dig deeper
  - b. contact Noblesville and Carmel or present recommendations at next WeCAN?